

# SHERIFF'S SALE

Wednesday, June 8th, 2016 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV485 AND CIVIL WRIT NO. 2015CV485 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN ORANGE TOWNSHIP, COLUMBIA COUNTY, PENNSYLVANIA, KNOWN AND DESIGNATED AS LOT NO. 11 OF THE PLOT OF LOTS KNOWN AS SAND-BUR, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF CHANDLER DRIVE AND COMMON CORNER WITH LOT #10; THENCE ALONG LOT #10, SOUTH 7 DEGREES 16 MINUTES 00 SECONDS WEST, 190.00 FEET TO A POINT IN LINE OF LOT #14; THENCE ALONG LOT #14, LOT #14A AND LOT #13, NORTH 82 DEGREES 44 MINUTES 00 SECONDS WEST, 106.00 FEET TO A POINT COMMON CORNER WITH LOT #12, THENCE ALONG LOT #12, NORTH 7 DEGREES, 16 MINUTES 00 SECONDS EAST, 190.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE AFORESAID CHANDLER DRIVE; THENCE ALONG THE RIGHT-OF-WAY SOUTH 82 DEGREES 44 MINUTES 00 SECONDS EAST, 106.00 FEET TO A PLACE OF BEGINNING.

CONTAINING: 20,140 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND IS MORE FULLY SHOWN AS LOT #11 OF THE "SAND-BUR" DEVELOPMENT AS PREPARED BY BEISHLINE SURVEYING AND LAST REVISED AUGUST 15, 1995. THE ABOVE-DESCRIBED PREMISES AND LOT OF LAND BEING ALL UNDER AND SUBJECT TO THE PERMANENT AND PERPETUAL EASEMENT OF 20 FEET IN WIDTH LOCATED ALONG THE RIGHT-OF-WAY OF CHANDLER DRIVE, OR THE PERMANENT CONSTRUCTION, MAINTENANCE AND USE OF UTILITY, DRAINAGE AND SEWER LINES. THE ABOVE-DESCRIBED PREMISES FURTHER BEING ALL UNDER AND SUBJECT TO ALL MATTERS SET FORTH IN THE FINAL PLAN OF SAND-BUR RECORDED IN MAP BOOK 7, PAGE 873 IN THE OFFICE OF THE RECORDER OF DEEDS OF COLUMBIA COUNTY, PENNSYLVANIA.

THE ABOVE-DESCRIBED PREMISES OF LAND BEING UNDER AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS FOUND OF RECORD IN COLUMBIA COUNTY RECORD BOOK 494, PAGE 735. IN ADDITION THERETO GRANTORS DO NOT GUARANTEE THE FEASIBILITY OF ANY BASEMENT SEWER DISCHARGE, SINCE THE SAME DEPENDS UPON THE TOPOGRAPHY OF THE LAND.

Title to said premises in Amber L. Steimling-Kelchner and Joseph T. Kelchner, wife and husband by Deed from Amber L. Steimling now known as Amber L. Steimling-Kelchner and Joseph T. Kelchner, wife and husband dated 08/22/2008 and recorded 08/26/2008 in the Columbia County Recorder of Deeds in Instrument No. 200808943.

Being known as 10 Chandler Drive, Orangeville, PA 17859  
Tax Parcel Number: 27-03B-017-00

PROPERTY ADDRESS: 10 CHANDLER DRIVE, ORANGEVILLE, PA 17859  
UPI / TAX PARCEL NUMBER: 2703B-017-00

## TERMS OF SALE

**MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

**REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

**IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.**

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.